

224
8-30-80
X-0015

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William F. Chew
I, or we, Dorthea Chew, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ Offices.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser Legal Owner
A. Gordon Boone, Jr., Esq. William F. Chew, III
504 Baltimore Avenue
Towson, Maryland 21204
Petitioner's Attorney
D.S. Thaler & Associates, Inc.
Petitioner's ENGINEER
Protestant's Attorney

Address 11 Warren Road
Baltimore, Maryland 21208
ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of July, 1980, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 21, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

A. Gordon Boone, Jr., Esquire
31 Allegheny Avenue
Towson, Maryland 21204

RE: Item #224
Petitioner - William F. Chew, et ux
Special Exception

Dear Mr. Boone:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

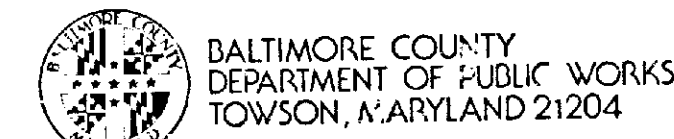
The subject property, which is located at the intersection of Woodkey Lane and Garrison View Road in the 3rd. Election District, is zoned D.R. 16 and is improved with an individual dwelling. Surrounding properties are similarly zoned and are improved with the Garrison House Apartments.

In view of your proposal to raze the existing dwelling and construct a two-story office building, this Special Exception is required. Particular attention should be afforded to the comments of the Office of Current Planning, Department of Traffic Engineering and the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bac
Enclosures
cc: D.S. Thaler & Associates, Inc.
11 Warren Road, Baltimore, Md. 21208



HARRY J. PISTEL, P.E.
DIRECTOR

June 23, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #224 (1979-1980)
Property Owner: William F. & Dorthea H. Chew
S/W Woodkey Lane, 52' N/W Garrison View Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices.
Acres: 1.068 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This site is a remaining portion of an overall larger tract of land developed as the Garrison House Apartments, see recorded plats "Garrison House Apartments", O.P.G. 35, Folio 32, and "Amended Plat of Garrison House Apartments", E.H.K., Jr. 36, Folio 15.

Public Works Agreement #37106 was executed in conjunction with the development of the Garrison House Apartments, which are now known as the "Sandalwood Apartments"; however, this site was excluded from the apartment development.

Highways:

Woodkey Lane, as indicated, is an existing improved private road.

Garrison View Road is an existing County road, also improved as indicated; no further highway improvements are proposed at this time.

The present dwelling on this site has entrance upon the private road, Woodkey Lane. This site no longer has frontage on Garrison View Road, being separated therefrom, as indicated, by 15 or more feet as shown on the "Amended Plat of Garrison House Apartments", E.H.K., Jr. 36, Folio 15.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Item #224 (1979-1980)
Property Owner: William F. & Dorthea H. Chew
Page 2
June 23, 1980

Highways: (Cont'd)

Construction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Storm drains, required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

Water and Sanitary Sewer:

There is a public 12-inch water main in Garrison View Road.

The private 6-inch sanitary sewerage traversing the northwesterly portion of this site serves various buildings of the Garrison House Apartments. The present and proposed method of sewerage for this site is not indicated on the submitted plan.

It is anticipated that no sanitary sewer connection allocations will be available for projects within the Gwynns Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981.

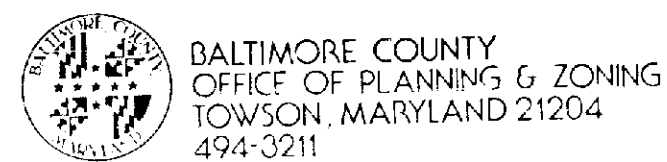
Very truly yours,

EDMUND N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: R. Morton, J. Wimbley, R. Powell

T-SE Key Sheet
43 NW 30 Pos. Sheet
NW 11 H Topo
67 Tax Map



JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #224, Zoning Advisory Committee Meeting, May 20, 1980, are as follows:

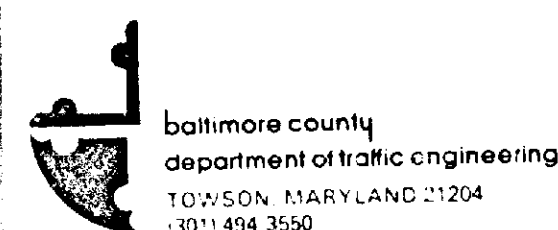
Property Owner: William F. and Dorthea Chew
Location: SW/S Woodkey La. 52' NW Garrison View Road
Acres: 1.068
District: 3rd

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The property is located in both a Sewer Deficient Area and Traffic Deficient Area. The Traffic Deficient Area is controlled by a "D" intersection.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

June 12, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 224 - ZAC - May 20, 1980
Property Owner: William F. & Dorthea Chew
Location: SW/S Woodkey La. 52' NW Garrison View Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
1.068

Acres: 1.068
District: 3rd

Dear Mr. Hammond:

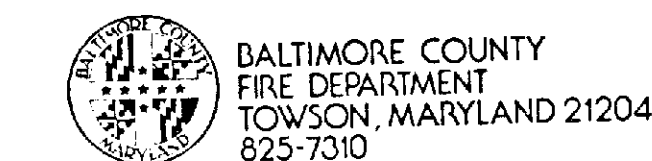
The proposed Special Exception for general offices can be expected to generate approximately 200 trips per day.

The site is located in a capacity deficient area.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/lmd



PAUL H. REINCKE
CHIEF

August 7, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: William F. & Dorthea Chew

Location: SW/S Woodkey La. 52' NW Garrison View Rd.

Item No: 224 Zoning Agenda: Meeting of 5/20/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(xx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception for an office building and offices should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of August, 1980, that the herein Petition for Special Exception for an office building and offices, in accordance with the site plan prepared by D.S. Thaler & Associates, Inc., dated May 5, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The exterior appearance of the office building shall be compatible with the surrounding apartment buildings.
2. The office building must be utilized for professional offices only.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Jean M. H. Jones
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/S of Woodkey Lane, 52' NW of Garrison View Rd., 3rd District : OF BALTIMORE COUNTY
WILLIAM F. CHEW, et ux, Petitioners : Case No. 81-30-X

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

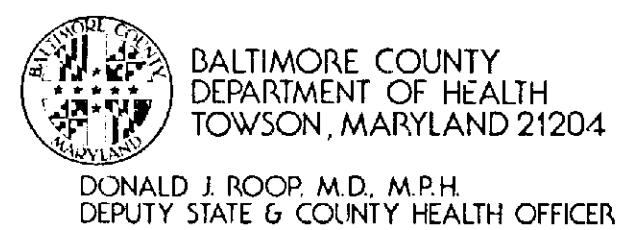
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of July, 1980, a copy of the foregoing Order was mailed to A. Gordon Boone, Jr., Esquire, 31 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

July 11, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #224, Zoning Advisory Committee Meeting of May 20, 1980, are as follows:

Property Owner: William F. & Dortha Chew
Location: SW/S Woodkey La. 52' NW Garrison View Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 1.068
District: 3rd

Metropolitan water and sewer exist.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

cc: Air Pollution

D. S. THALER & ASSOCIATES, INC.

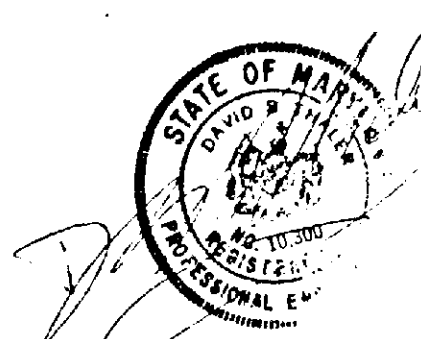
11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 381-1100

May 2, 1980

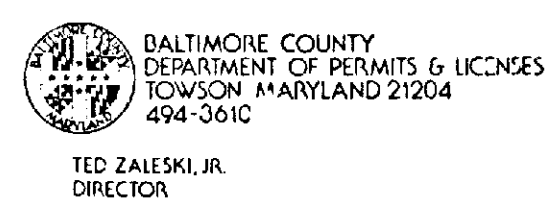
DESCRIPTION TO ACCOMPANY PLAT FOR SPECIAL EXCEPTION
PROPERTY OF WILLIAM F. AND DORTHEA H. CHEW

Beginning for the same on the southwest side of Woodkey Lane, a private road 30 feet wide, at a point 52 feet northwest of its intersection with the western right-of-way line of Garrison View Road, 60 feet wide and running thence, leaving said 30 feet wide private road, South 00°10'30" East 53.64 feet, thence South 47°06'30" West 169.94 feet, thence North 47°33'30" West 214.00 feet, thence North 40°16'30" East 209.00 feet to intersect the southwest side of the aforesaid Woodkey Lane, a private road 30 feet wide, and running thence along southwest side of said 30 foot road, South 47°33'30" East 199.41 feet to the place of beginning.

Containing 1.068 Acres of land more or less.



CIVIL ENGINEERS • SITE PLANNERS



TED ZALESKI, JR.
DIRECTOR

June 2, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #224, Zoning Advisory Committee Meeting, May 20, 1980 are as follows:

Property Owner: William F. & Dortha Chew
Location: SW/S Woodkey Lane 52' NW Garrison View Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices

Acres: 1.068
District: 3rd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes. raising and other miscellaneous
- X B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/ _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 95 and the required construction classification of Table 211.

- X I. Comments: An elevator shall be required to comply with State Handicapped Code - 3 Handicapped spaces for parking are required.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj

PETITION FOR SPECIAL EXCEPTION

3rd District

ZONING: Petition for Special Exception
LOCATION: Southwest side of Woodkey Lane, 52 feet Northwest of Garrison View Road
DATE & TIME: Thursday, July 31, 1980 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for Offices

All that parcel of land in the Third District of Baltimore County

Being the property of William F. Chew, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 31, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 15, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

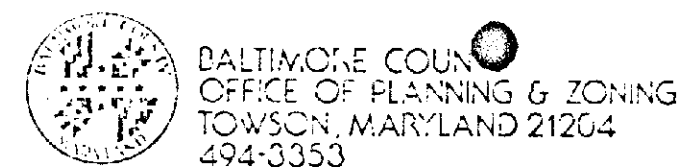
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

KNP/bp



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 17, 1980

A. Gordon Boone, Jr., Esquire
31 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SW/S Woodkey La., 52' NW of
Garrison View Road
William F. Chew, et ux
Case No. 81-30-X

Dear Mr. Boone:

This is to advise you that \$42.72 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

July 1, 1980

A. Gordon Boone, Jr., Esquire
31 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception - SW/8 Woodkey Lane, 52' NW of Garrison View Road - William F. Chew, et ux - Case No. 81-30-X

TIME: 10:30 A.M.

DATE: Thursday, July 31, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: July 9, 1980

FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-30-X

Petition for Special Exception
Southwest side of Woodkey Lane, 52 feet Northwest of Garrison View Road
Petitioner- William F. Chew

Third District

HEARING: Thursday, July 31, 1980 (10:30 A.M.)

D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD • BALTIMORE, MARYLAND 21206 • (301) 481-1106

May 2, 1980

**DESCRIPTION TO ACCOMPANY PLAT FOR SPECIAL EXCEPTION
PROPERTY OF WILLIAM F. AND DOROTHEA H. CHEW**

Beginning for the same on the southwest side of Woodkey Lane, a private road 30 feet wide, at a point 52 feet northwest of its intersection with the western right-of-way line of Garrison View Road, 60 feet wide and running thence, leaving said 30 feet wide private road, South 00°10'30" East 53.64 feet, thence South 47°06'30" West 169.94 feet, thence North 47°33'30" West 214.00 feet, thence North 40°16'30" East 209.00 feet to intersect the southwest side of the aforesaid Woodkey Lane, a private road 30 feet wide, and running thence along southwest side of said 30 foot road, South 47°33'30" East 199.41 feet to the place of beginning.

Containing 1.068 Acres of land more or less.

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Freeway
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of
**PETITION FOR SPECIAL EXCEPTION 3RD DISTRICT
SOUTHWEST SIDE OF WOODKEY LANE, 52 FEET NORTHWEST
OF GARRISON VIEW ROAD**
was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for ONE successive weeks before
the 11th day of JULY, 1980, that is to say,
the same was inserted in the issues of

7/10/80

COLUMBIA PUBLISHING CORP.
By *Clancy Knowles*

cc: D.S. Thaler & Assoc., Inc.
11 Warren Road
Baltimore, Maryland 21206

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:lr

cc: D.S. Thaler & Assoc., Inc.
11 Warren Road
Baltimore, Maryland 21206

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:lr

CIVIL ENGINEERS • SITE PLANNERS

OFFICE COPY

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
vs.
Defendant

CERTIFICATE OF PUBLICATION OF

816.72

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 6, 1980

A. Gordon Boone, Jr., Esquire
31 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SW/S of Woodkey Lane, 52' NW
of Garrison View Rd. - 3rd
Election District
William F. Chew, et ux -
Petitioners
NO. 81-30-X (Item No. 224)

A. Gordon Boone, Jr., Esquire
31 Allegheny Avenue
Towson, Maryland 21204

cc: D.S. Thaler & Associates, Inc.
11 Warren Road
Baltimore, Maryland 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of May, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner William F. Chew, et ux
Petitioner's Attorney A. Gordon Boone, Jr., Esq. Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DS</u>	Revised Plans:				Change in outline or description <u>Yes</u>					
Previous case: _____	Map # <u>81-111H</u>				<u>No</u>					

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for ONE time before the 21st day of July, 1980, the last publication appearing on the 10th day of July, 1980.

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$ _____

Dear Mr. Boone:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 8 day of May, 1980.

Filing Fee \$ 50.00 Received: ✓ Check
Cash
Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner William F. & Dorothea H. Chew Submitted by Burns
Petitioner's Attorney A. Gordon Boone, Jr. Reviewed by DS

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DS</u>	Revised Plans:				Change in outline or description <u>Yes</u>					
Previous case: _____	Map # <u>11111</u>				<u> </u> No					

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting July 15, 1980

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: William F. Chew, et ux

Location of property: SW/S Woodkey Lane, 52' NW Garrison View Road

Location of Sign: SW/S Woodkey Lane & Garrison View Road

Remarks: Thomas B. Deland Date of return: July 25, 1980

Number of Signs: ONE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 089671

DATE July 1, 1980 ACCOUNT 04-662

AMOUNT \$50.00

RECEIVED July Chew Boons
FROM Filing Fee for Case No. 81-30-X

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

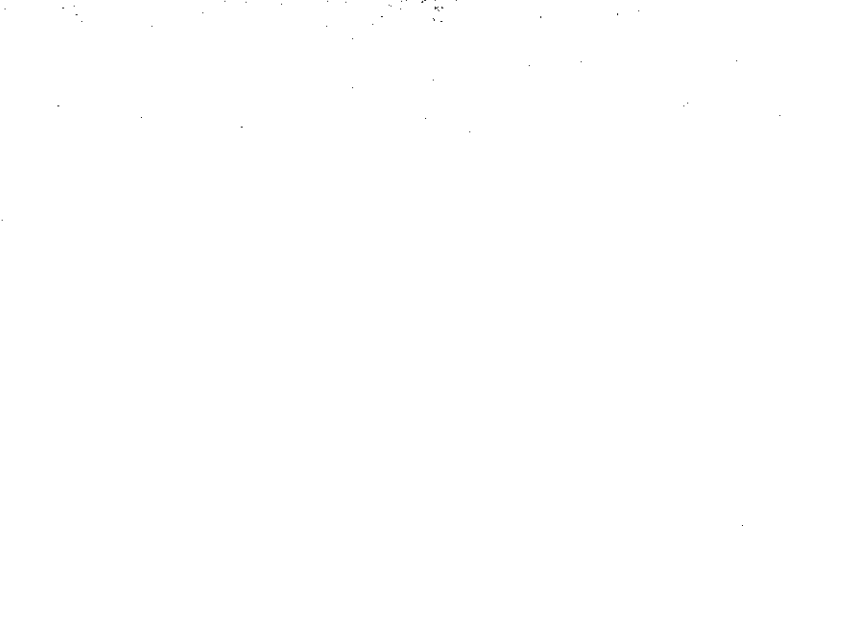
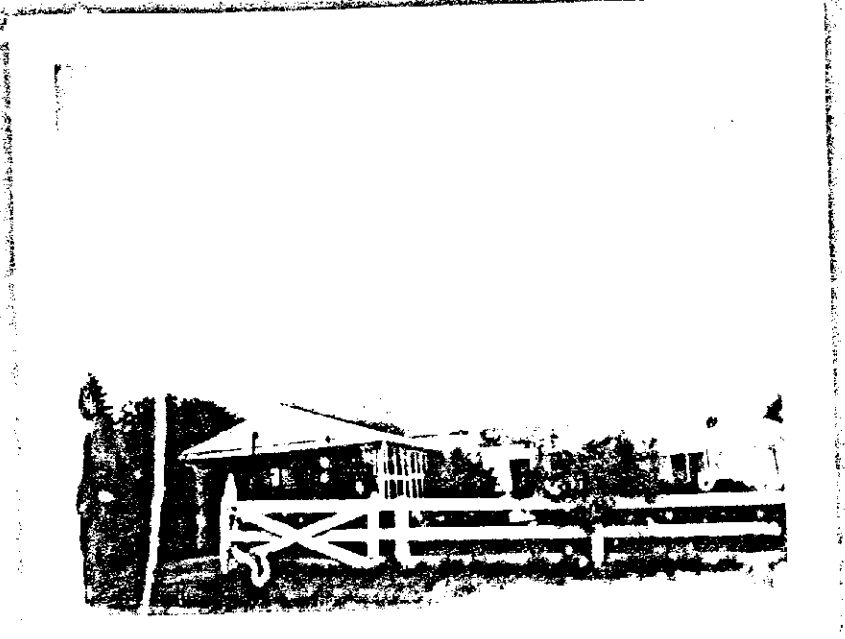
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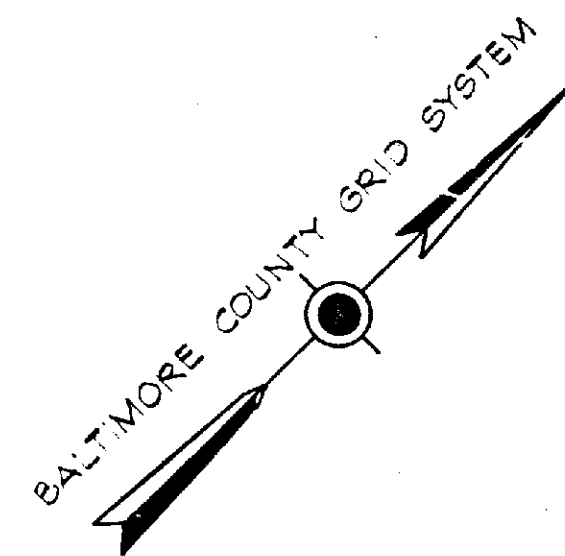
DATE July 31, 1980 ACCOUNT 01-662

AMOUNT \$42.72

RECEIVED Dorothea H. Chew
FROM Adv. & Posting for Case No. 81-30-X

VALIDATION OR SIGNATURE OF CASHIER





W 41.000
N 42.374

REISTERSTOWN ROAD

U.S. ROUTE 140

THEODORE E. WAREHEIM
3379/303
EX. ZONING DR-1G

4' HIGH DENSE COMPACT SCREEN
PLANTING TO BE EVERGREEN,
ARBOR-VITAE OR APPROVED EQUAL

EX. DWELLING
E.H.K. JR. 3G FOLIO 13
EX. USE RESIDENTIAL
EX. ZONING DR-1G

WILLIAM F. & DORTHEA H. CHEW
E.H.K. JR. 3G FOLIO 15
EX. ZONING DR-1G

WILLIAM F. & DORTHEA H. CHEW
E.H.K. JR. 3G FOLIO 15
EX. ZONING DR-1G

EX. BUILDING
F.F. 5202
4,688 SQ. FT.

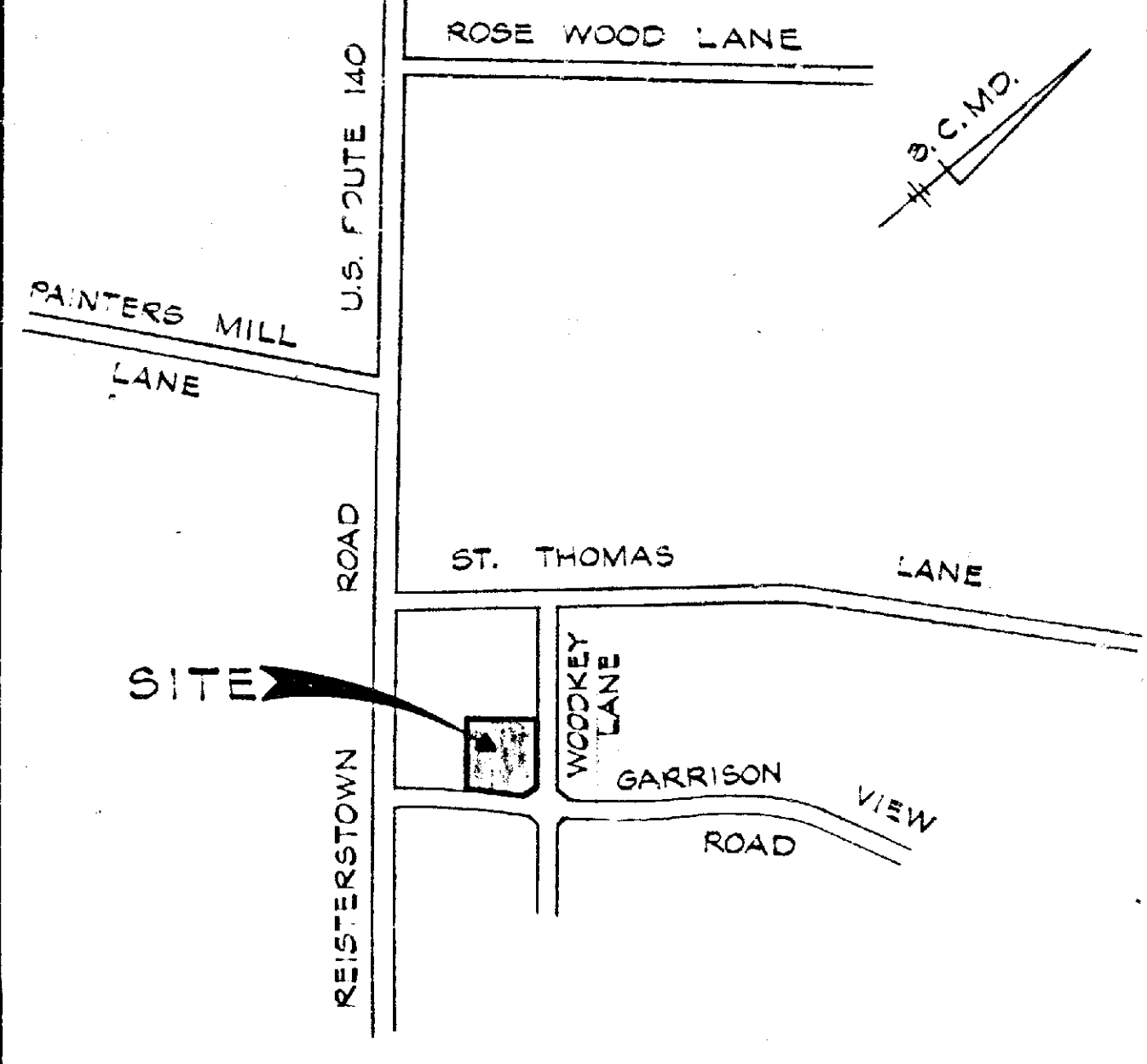
4' HIGH DENSE COMPACT SCREEN
PLANTING TO BE EVERGREEN,
ARBOR-VITAE OR APPROVED EQUAL

GARRISON VIEW ROAD

WILLIAM F. & DORTHEA H. CHEW
E.H.K. JR. 3G FOLIO 15
EX. USE RESIDENTIAL
EX. ZONING DR-1G

3" BITUMINOUS CONCRETE,
BAND SN
3" BASE COURSE, TYPE CR-2
(PLACED IN 2-4" LAYERS)



TYPICAL PAVING SECTION
NO SCALE



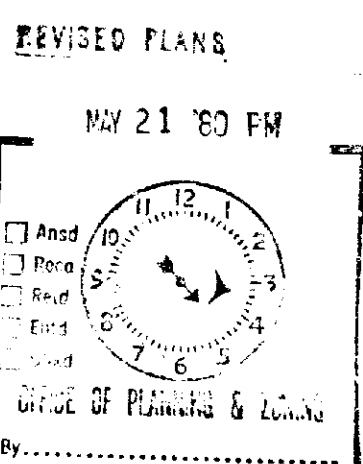
LOCATION MAP
SCALE: 1" = 500'

EXISTING ZONING DR-1G
PROPOSED ZONING DR-1G WITH SPL. EXCEPTION FOR OFFICE BUILDING
GROSS AREA 1.038 ACRES ±

PARKING DATA	
NUMBER SPACES REQUIRED TOTAL *	43 SPACES
NUMBER SPACES PROVIDED TOTAL *	51 SPACES
FIRST FLOOR	
USE	OFF. CES
TOTAL AREA	8,000 SQ. FT.
NUMBER SPACES REQUIRED (8,000 ÷ 300)	27 SPACES
NUMBER SPACES PROVIDED	31 SPACES
SECOND FLOOR	
USE	OFF. CES
TOTAL AREA	8,000 SQ. FT.
NUMBER SPACES REQUIRED (8,000 ÷ 300)	16 SPACES
NUMBER SPACES PROVIDED	20 SPACES
PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED.	

ALL STREET LIGHTS ARE SHOWN THUSLY: 
PROPOSED NUMBER OF PARKING SPACES SHOWN THUSLY: 
HAND-CARRIED SPACES PROPOSED 2 SPACES
EXISTING IMPERVIOUS AREA 0.216 ACRES ±
PROPOSED IMPERVIOUS AREA (PROP BLDG. 0.184 + PAV. 0.436) = 0.620 ACRES ±
NET ADDITIONAL IMPERVIOUS AREA 0.40 ACRES ±
STORM WATER MANAGEMENT EXEMPTION TO BE APPLIED FOR

NOTE:
OUTLINE SHOWN IS TAKEN FROM A PLAT TITLED "AMENDED PLAT OF GARRISON HOUSE APARTMENTS" RECORDED E.H.K. JR. 3G/15



PLAT TO ACCOMPANY SPECIAL EXCEPTION
PROPERTY OF
WILLIAM F. & DORTHEA H. CHEW
3RD ELECTION DISTRICT
SCALE: 1" = 30'
BALTIMORE CO., MARYLAND
MAY 3, 1980

ENGINEERS
D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208

